



Harlow Road, High Wycombe, Buckinghamshire, HP11 1BL

A well-presented ground floor apartment in a sought-after development opposite the Rye Park and a short walk of the town centre and train station.

| Well Presented Ground Floor Apartment | Communal Entrance With Security Entry | Entrance Hall | Living Room | Kitchen | Two Double Bedrooms | Shower Room | Gas Heating To Radiators | Double Glazing | Garage & Residents Parking | Communal Gardens | Long Lease | No Onward Chain |

A spacious and well-presented ground floor apartment situated within this popular development in a sought-after location that overlooks 'The Rye' Park and is within a short level walk of town centre amenities. Accommodation comprising: Security entry system with access to communal entrance hall and stairs with front door to flat 9, entrance hall, a light and airy living room with double doors opening to gardens, kitchen with integrated induction hob and oven, two double bedrooms, refitted shower room with white suite. The property is heated via a gas central heating system to radiators and has double glazing. To the outside there are well kept communal gardens that have a delightful outlook to the front across 'The Rye ' with resident parking and a garage in a block to the rear.

Price... £275,000

Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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LOCATION

Positioned in the heart of the town centre close to the 50-acre Rye Park with its gymnasium and swimming pool. High Wycombe centre is an approximate 5-minute walk with its extensive shopping facilities and restaurants. The train station is also a stone's throw away with 25-minute London Marylebone trains as well as direct links to Oxford and Birmingham. Frequent Heathrow buses pass close to the door and junction 4 of the M40 is less than a mile away.

DIRECTIONS

From High Wycombe town centre proceed out on the A40 London Road and take the second left into Harlow Road and then immediately left thereafter into St Bernards Court.

ADDITIONAL INFORMATION

Leasehold; 948 Years remaining: Service Charge; £1524.00 Per annum: Ground Rent; £15.00 Per annum.

COUNCIL TAX

Band C

EPC RATING

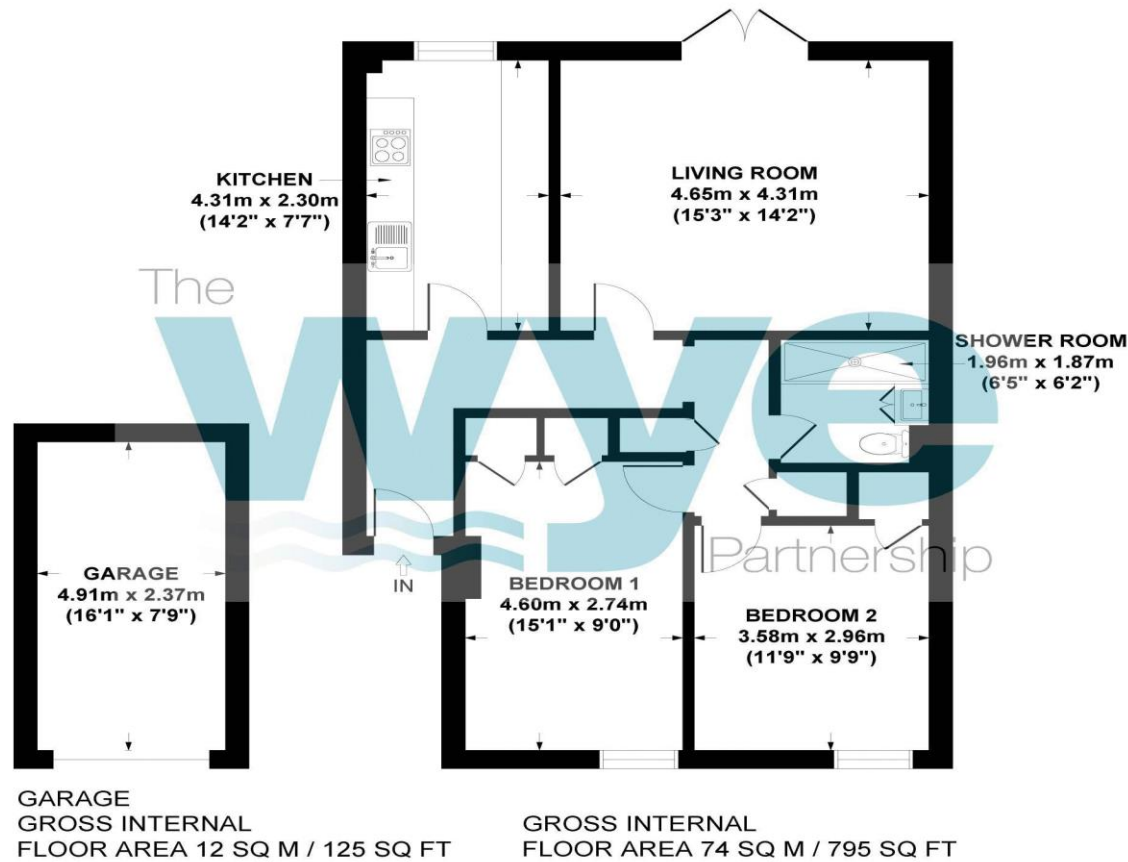
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MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



ST BERNARDS COURT, HARLOW ROAD, HP11 1BL
APPROX. GROSS INTERNAL FLOOR AREA 86 SQ M / 920 SQ FT
 FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE
 01494 451 300
 wycombe@wyeres.co.uk
 wyeres.co.uk

The **wye** Partnership